

## DID YOU KNOW?

### Recycle Your Used Cooking Oil

Holidays such as Thanksgiving will be here before you know it. We want to remind you to donate your used cooking oil to a worthy program. Think twice about pouring grease and used cooking oil down the drain. Keep your household plumbing free of grease buildup and debris, too. Donate your used cooking oil to the City of Smyrna and have it recycled into biodiesel for use in some City fleet vehicles. Smyrna's Public Works Department recycles the oil onsite.

Donating is easy — just pour the used cooking oil (no grease, please) into sealed plastic containers, such as milk jugs, and take it to the Smyrna Recycling Center. You also have the option of placing the sealed containers curbside on your recycling day, which is the same as your sanitation collection day.

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## WHAT'S INSIDE...HAPPENINGS IN & AROUND SMYRNA

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## SMYRNA TODAY AND FUTURE

The City of Smyrna is home to 56,640 residents. Since 2000, Smyrna has experienced a population growth of around 53 percent. By the year 2020, Smyrna is expected to be home to over 58,000 residents and 60,000 by 2022. The median household income in the city is \$62,359 and the average household income is \$91,007. Around 40 percent of Smyrna's housing is valued at \$150,000 or higher and another 33 percent is valued at \$300,000 or more. The median house value in Smyrna is \$236,174. Appreciation in housing value is up 27.1 percent over the last 10 years.

The median age in Smyrna is 35.7 years old and 21 percent of residents are between 20 and 34 years of age. Thirty-two percent of residents are between the ages of 35 and 54. Education attainment is a strength in Smyrna as well with 91.3 percent of Smyrna residents having a high school diploma or higher and 52.2 percent hold a bachelor's degree or higher. With over half of Smyrna adults having earned a four-year college degree, Smyrna has a 14 points higher college graduation rate than the rest of metro Atlanta.

Smyrna is also home to a diverse range of businesses and organizations including bioresearch, wholesale trade, technology, health care, food processing and distribution, and light manufacturing. As far as financial status, the City of Smyrna bond rating, as of March 2014, from Standard & Poor's is AAA, the highest rating possible. In 2016, Moody's upgraded the City of Smyrna bond rating to Aa1.

### Smyrna Transit Analysis and Feasibility Study

The City of Smyrna was recently awarded a \$300,000 grant by the Atlanta Regional Commission to fund a transit analysis and feasibility study. The purpose of the analysis and study is to conduct a comprehensive updated analysis of transit needs for the City of Smyrna and its surrounding areas. The analysis will take into consideration the transit services currently being provided in the study area by MARTA and CobbLINC and seek to identify where those transit services can be established, enhanced or improved to better serve the community and its current and future transit users. The study effort will actively engage with Cobb County, CobbLINC, GRTA, GDOT, MARTA, ARC, other relevant governmental organizations, entities and agencies, private transportation providers, and others. The study is expected to get underway in late summer to fall and will take approximately nine to twelve months to complete.

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By the year 2020, Smyrna is  
expected to be home to over  
58,000 residents.

## DEVELOPMENT, PROJECTS & TRANSPORTATION UPDATES



### Belmont

The Belmont development is nearly complete with two final parcels at the site currently under construction. David Weekley Homes is currently finishing out the Village at Belmont with 59 single family homes in the \$300,000 to \$400,000 price range for a total of 212 new homes. The first phase of the Village at Belmont has sold (as of July 2018) a total of 111 homes. Another 16 homes are under contract and 12 are under construction. The average sale price for a home in the Village at Belmont is \$375,000.

The Shops at Belmont are fully leased with most of the stores being open for business. Current tenants include four restaurants: Creatwood Tavern, Cielo Mexican Grill, and Opa's Greek Village Tavern. A fourth restaurant, J. Christopher's opened this summer. The other spaces in the development are filled with a variety of retail businesses. Halpern Enterprises is finishing the Shops at Belmont with the construction of an additional 12,000 square-foot building for a total of 40,000 square feet of space. Real Subs has signed a lease for approximately 2,100 square feet of space that will become their second location within the City of Smyrna. F45 Gym has also signed a lease for 2,400 square feet. Currently, there is approximately 7,500 square feet remaining to be leased. The Belmont 400 luxury apartment community is now fully leased.

Emory Healthcare anchors a new 30,000 square foot medical office building that is occupying the entire ground floor. Other tenants in the building include: Atlanta Children's Dentistry, Gentle Care Family Dentistry and Cobb Pediatric Associates.

Belmont was presented with ARC's Development of Excellence Award for Exceptional Merit for Suburban Retrofit in 2016.

### Jonquil

The Jonquil project is a 12-acre redevelopment located at the intersection of Atlanta Road and Spring Road that was first approved in August 2015. Halpern Enterprises, the owner and developer of Belmont is also the owner and developer of the Jonquil project and the tenant mix is being coordinated between the two developments. The Jonquil project encompasses 266 luxury apartment units, which are currently under construction, a 46,000 square-foot Publix shopping center and 21,000 square feet of specialty retail. All construction on the project has been completed and 100 percent of the retail spaces are leased. Pacific Dental, Willy's, Newk's, and Great clips are open for business in the Jonquil project. Bad Daddy's Burgers has recently opened in the remaining space at 2,995 (Suite 300) Atlanta Road. L.E.G. (Lockheed) Credit Union and P.T. Solutions have also moved into the project. The ALTA Jonquil apartments construction is complete and 210 out of the 266 units have been leased while 178 are currently occupied.

### Emory Hospital (former "at Smyrna" hospital site)

Emory Hospital purchased the former Emory Adventist Hospital campus at the end of March 2015. The Emory Hospital Board of Trustees made the decision to purchase and re-open the Emory Hospital in Smyrna. It is anticipated that the redevelopment will begin sometime this fall depending on when the Certificate of Need (CON) receives final approval. Emory intends to undertake a major \$34 million renovation of the existing hospital and invest over \$100 million to complete the redevelopment of the hospital campus. When completed, the campus will include the hospital, two new medical office buildings, a new pharmacy, parking decks and the other related improvements. This will all occur on the site of the former Emory Adventist at Smyrna Hospital. City of Smyrna staff are working closely with Emory regarding their future plans for the site.

### Smyrna Market Village

Smyrna Market Village has consistently enjoyed a 90 percent occupancy rate for the last two years. Three new restaurants are moving in soon.

### Smyrna Grove

This 48-acre tract of land located in the NW corner of the city is being developed with 193 single family detached units that range in price from \$350,000 to \$460,000. The property was sold to S.E. Capital LLC in late 2014. The development, a public-private partnership with the City of Smyrna and S.E. Capital, is well underway with many of the completed homes already being occupied. 135 homes have been built so far with 130 of the homes having been closed and 25 under contract. The average sales price for one of these homes is \$427,000. In 2016, Smyrna Grove won the OBIE Metro Atlanta Community of the Year award from the Greater Atlanta Homebuilders Association.

### Riverview Landing

Riverview Landing is currently being developed by the Ardent Companies. It sits on 82 acres along the Chattahoochee River. The development plans were approved by the Smyrna City Council in March 2017 and will include a mix of 65 single family detached units, 233 attached townhomes and 310 multi-family units. The multi-family units are currently under construction by Prestwick Development Company.

### Concord Road Linear Park, Restaurant and Smyrna Heights Pavilion

This \$12 million SPLOST road widening project is complete and moving traffic efficiently between South Cobb Drive and Atlanta Road. The remnant Right of way (ROW) parcels along the north side of Concord Road from Hollis Street to the McLinden Avenue intersection have been developed into a passive use linear park. Wade's, a 170-seat restaurant, opened in the Smyrna Heights Pavilion in late 2017.

### Smyrna Comprehensive Plan

The City of Smyrna has completed the Comprehensive Plan 10 Year Update process. The plan, when finalized and submitted to City Council, is then submitted to the Georgia Department of Community Affairs for final approval in October. The city-wide comprehensive plan addresses community goals, needs and opportunities, community work programs, land use, transportation, economic development, future land use and housing. Along with an extensive citizen participation process, three studies including the Georgia Tech Market Analysis, Spring Road Corridor Study and South Cobb Drive Improvement Study, were all used to inform the comprehensive plan.

## LAWS / ORDINANCES

### Hands Free Law

You have probably heard by now but in case you have not, on January 2, the City of Smyrna became the first city in Georgia to pass a Hands Free driving law, which was soon followed by the City of Marietta. The new State law became effective July 1, 2018. Drivers are prohibited from holding a phone in their hand or using any other part of their body to support a phone. Drivers may only use their phones to make or receive calls via speaker, earpiece, or wireless headphone. Headsets and earpieces may only be worn for communication purposes and may not be used for listening to music or other entertainment purposes. A driver may not write, send, or read any text messages, emails, social media, or internet data content. A driver may not watch a video unless it is for navigation. A driver may not record a video but continuously running dash-cams are exempt from this rule. Music streaming services and GPS apps such as Waze or Google Maps are allowed but must only be operated when the vehicle is parked. Red lights and stop signs are not considered lawfully parked locations.

*The City of Smyrna has posted videos detailing the law and how drivers can avoid breaking it on our new official YouTube channel ([www.youtube.com/channel/UCDGLZRDAeFrvKGn77y\\_9UkQ](http://www.youtube.com/channel/UCDGLZRDAeFrvKGn77y_9UkQ)).*

### Food Truck Tuesdays

The City of Smyrna, along with Georgia Power and Cobb Travel and Tourism, hosts Food Truck Tuesdays every Tuesday from May through September. The last scheduled date for 2018 is Tuesday, September 25. Food Truck Tuesdays feature high-quality gourmet food trucks for visitors to choose from. Live music is also provided at each event. ***Food Truck Tuesdays takes place at Taylor–Brawner Park from 5 p.m. until 9 p.m. each Tuesday.***

### Taste of Smyrna

Taste of Smyrna takes place on ***Saturday, September 15th from 11:00 a.m. until 8:00 p.m. in our downtown.*** Taste of Smyrna features over 35 restaurant vendors from the area along with live music and children's activities. ***Admission is free, with samples available from participating restaurants for \$1 to \$4 each.***

### Star 94.1 Woofstock

Star 94.1 will host Woofstock 2018, one of the largest pet festivals and adoption events in the Southeast, in Smyrna at the end of September with live music, dog contests, pet adoptions,

Drinking outside of business premises within the new Restaurant District ends at midnight and cannot begin before noon.

### Carry-Out Ordinance

The City of Smyrna has approved a "Carry-Out" Alcohol policy that went into effect on February 19, 2018. This new policy allows alcoholic drinks to be ordered to go as long as the patrons stay within the Smyrna Restaurant District. Only one drink per person is allowed while outside of businesses premises and drinks must be purchased from a business within the Smyrna Restaurant District. Drinks must be 16 FL ounces or less. Drinking outside of business premises ends at midnight and cannot begin before noon.

***The 'Carry-Out' of alcohol off of a business premises is only allowed within the Smyrna Restaurant District.***

In preparation for this policy, additional trash cans were placed in the Restaurant District. The City of Smyrna believes that this new policy will encourage residents to take advantage of the great restaurants and shops located within the Smyrna Market Village area.

## UPCOMING EVENTS

pet vendors, arts and crafts, food trucks and beverages. Attendees will be able to visit over 50 non-profits, rescue groups, pet related arts and crafts, pet businesses and commercial sponsors at the event. Pets are the center of attention at Woofstock, but must remain on a leash and be cleaned up after. Woofstock 2018 takes place on ***Saturday, September 29 from 11:00 a.m. until 7:00 p.m. and Sunday, September 30th from 11:00 a.m. until 6:00 p.m. in downtown Smyrna on the Village Green.***

### Fall Jonquil Festival

This year's Fall Jonquil Festival features over 175 booths including arts and crafts, paintings, clothing, furniture, jewelry and more. There will also be live music, food and children's activities. The festival kicks off with a Children's Halloween Costume Parade on Saturday with prizes for best costumes in three age groups. Keep up with happenings and announcements about the Children's Halloween Costume Parade with the Smyrna Police Department through City of Smyrna social media. The Fall Jonquil Festival takes place on ***Saturday, October 27 from 10:00 a.m. to 6:00 p.m. and Sunday, October 28 from 12:00 p.m. until 5:00 p.m. on the Village Green.***

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## DID YOU KNOW?


### Recycle Your Used Cooking Oil

Installed and operational since 2012, the Smyrna Biodiesel program was funded through a \$208,000 federal grant the City of Smyrna was awarded from the Energy Efficiency and Conservation Block Grant Program. The public works department retrofitted a portion of the public works building to house the biodiesel production plant. The program is designed to ultimately reduce fossil fuel consumption and emissions, but it also helps avoid costly repairs to your home and to public infrastructure.

**For information on the Smyrna Recycling Center located at 3475 Lake Drive, call 770-431-2869.**



**Stay up-to-date with events and more at [SmyrnaGa.gov](http://SmyrnaGa.gov) and on social media at:**

-  Facebook.com/CityofSmyrnaGa
-  Twitter.com/SmyrnaNews
-  instagram.com/smyrnacitycouncil

### Coming Home for the Holidays

Coming Home for the Holidays is Smyrna's annual holiday kickoff event. Each year the tradition features the Big Christmas Tree lighting ceremony with Santa and other holiday festivities such as choral performances by local school and church groups and holiday food and drinks. Coming Home for the Holidays takes place on ***Tuesday, November 27 from 5:00 p.m. until 8:00 p.m. on the Village Green and in the Community Center.***

### Ugly Christmas Sweater Block Party

The Ugly Christmas Sweater Block Party is Smyrna Parks and Recreation's newest event. This event features a showing of the classic Christmas movie, "National Lampoon's Christmas Vacation." Guests are encouraged to wear their ugliest holiday sweater to the festivities. The Ugly Christmas Sweater Block Party takes place ***Saturday, December 8 from 5:00 p.m. until 8:00 p.m. on the Village Green.***

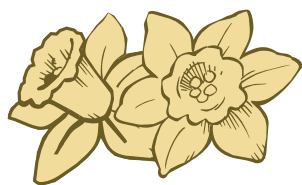


## KEEP SMYRNA BEAUTIFUL



### Outdoor Market

Keep Smyrna Beautiful hosts the Smyrna Outdoor Market which takes place Saturdays through October 2018. The Outdoor Market is located on Atlanta road and is adjacent to the Smyrna Community Center. The market features local artisans and local produce, soaps, cheese, baked goods and other treats. The Outdoor Market also features live music.



### Annual Jonquil Bulb Sale!

Keep Smyrna Beautiful will be selling Jonquil Bulbs again this Fall. **Bulbs come in bags of 50 for \$15.00.** Bulbs will be available the beginning of October at the Smyrna Recycling Center located at 3475 Lake Drive and at the Fall Jonquil Festival October 27 and 28. For more information please contact Keep Smyrna Beautiful at 770-431-2863.

### Awards

In April, Keep Smyrna Beautiful was awarded the Keep America Beautiful 2017 Affiliate Award for population category 30,000 to 100,000 and the 2017 Affiliate Sustained Excellence Award. Congratulations to Keep Smyrna Beautiful staff, volunteers and Board of Directors for a job well done!

### Other Initiatives

#### CELLPHONE RECYCLING

Keep Smyrna Beautiful encourages Smyrna residents to recycle their old cell phones. The Smyrna Recycling Center accepts cell phones, pagers, chargers and other mobile phone components for recycling by a reputable company.

## MAYOR AND COUNCIL CONTACT INFORMATION



### SMYRNAGA.GOV

#### COUNCIL INFORMATION

is available under the "Your Government" tab.

#### VIEW MEETINGS LIVE OR ON DEMAND

at [www.SmyrnaCity.Legistar.com](http://www.SmyrnaCity.Legistar.com) or look for links under "Your Government" on the City of Smyrna website ([www.SmyrnaGa.gov](http://www.SmyrnaGa.gov)).

#### COUNCIL MEETINGS ARE HELD IN

**CITY HALL / COUNCIL CHAMBERS –**  
2800 King Street, Smyrna GA 30080 the first and third Mondays of each month. You may attend meetings or view them live or on demand on nearly any internet connected device at [smyrnacity.legistar.com/Calendar.aspx](http://smyrnacity.legistar.com/Calendar.aspx).



### Keep up with your elected officials at:

[instagram.com/smyrnacitycouncil/](https://www.instagram.com/smyrnacitycouncil/)

#### MAYOR

##### A. Max Bacon

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**Chief Executive Officer:** Presides over meetings, and ensures all laws, ordinances, rules and regulations are executed

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See videos of the Big City Birthday Celebration and more!